

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

Near the City of Tomball, Harris County, on SH 99, a new designated controlled-access highway, the State of Texas acquired certain land for highway purposes by a Final Judgment recorded in the Clerk's File of Harris County, Texas, at File Number 20160210-0923-0012, with denial of access to the abutting remainder property per Transportation Code, §203.034(a).

A-S 147 Grand Parkway - Gleannloch Forest, LP, a Texas limited partnership, the current owner of abutting property, has requested designated access to and from the SH 99 westbound entrance ramp for proposed access at one location along the property line at a new access point described in Exhibit A.

A-S 147 Grand Parkway - Gleannloch Forest, LP has committed to purchase the access for \$346,758.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and to determine the type and extent of access permitted at each location.

Transportation Code, Chapter 202, Subchapter B, authorizes the commission to recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

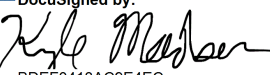
The commission finds that the new access point will not compromise the mobility, safety, or operation of the existing state highway facility.

The commission further finds \$346,758 to be a fair and reasonable value of the state's right, title, and interest in the access.

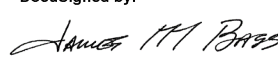
IT IS THEREFORE ORDERED by the commission that the designated access, described in Exhibit A, is no longer needed for a state highway purpose. It is recommended by the commission, subject to approval by the attorney general, that the governor of Texas execute a proper instrument granting the access as described in Exhibit A to A-S 147 Grand Parkway - Gleannloch Forest, LP, a Texas limited partnership, for \$346,758.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

DocuSigned by:

A36629BA547D4BD...

Executive Director

116026 May 27, 2021

Minute	Date
Number	Passed

COUNTY: HARRIS
HIGHWAY: STATE HIGHWAY 99 (GRAND PARKWAY)
PROJECT LIMITS: EAST OF SH 249 TO EAST OF IH 45
RCSJ: 3510-06-006

DESCRIPTION OF TRACT 208 AC (DRIVEWAY ACCESS LINE)

BEING AN "ACCESS LINE" DELINEATING A PERMITTING OF ACCESS TO A TRACT OF LAND SITUATED IN THE J. LENZE SURVEY, ABSTRACT NO. 1406, HARRIS COUNTY, TEXAS, BEING PART OF A CALLED 20.049 ACRES, DESCRIBED IN DEED TO A-S 147 GRAND PARKWAY-GLENNLOCH FOREST L.P., AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. RP-2018-523464, WITH SAID ACCESS LINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED ADJUSTMENT FACTOR OF 0.999987:

COMMENCING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON AN ACCESS DENIAL LINE, THE CURVED NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 99, ALSO KNOWN AS GRAND PARKWAY, (WIDTH VARIES), MARKING THE SOUTHEAST CORNER OF UNRESTRICTED RESERVE "A" OF BOUDREAUX 99 SECTION ONE, AS RECORDED UNDER FILM CODE (F.C.) NO. 689455, HARRIS COUNTY MAP RECORDS (H.C.M.R.), DESCRIBED IN DEED TO HMP GLEANNLOCH LP, AS RECORDED UNDER H.C.C.F. NO. RP-2018-523466, THE SOUTHWEST CORNER OF SAID CALLED 20.049 ACRES, AND THE BEGINNING OF A CURVE TO THE LEFT;


THENCE, WITH A CURVE TO THE LEFT AND ALONG THE CURVED NORTHWEST R.O.W. LINE OF SAID STATE HIGHWAY 99 AND SAID ACCESS DENIAL LINE, HAVING A RADIUS OF 2,789.35 FEET, A CENTRAL ANGLE OF 12 DEG. 48 MIN. 40 SEC., AN ARC LENGTH OF 623.59 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 51 DEG. 23 MIN. 56 SEC. EAST - 622.39 FEET, TO A 5/8 INCH IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "TXDOT ADL", FOR THE END OF SAID ACCESS DENIAL LINE AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED ACCESS LINE;

- 1.) THENCE, CONTINUING ALONG THE SAID CURVED NORTHWEST R.O.W. LINE OF STATE HIGHWAY 99, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,789.35 FEET, A CENTRAL ANGLE OF 01 DEG. 01 MIN. 37 SEC., AN ARC LENGTH OF 50.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44 DEG. 28 MIN. 47 SEC. EAST - 50.00 FEET, TO A 5/8 INCH IRON ROD WITH TXDOT ALUMINUM CAP STAMPED "TXDOT ADL", FOR TO THE BEGINNING OF AN ACCESS DENIAL LINE, AND BEING THE **POINT OF TERMINUS** OF SAID ACCESS LINE, AS SHOWN ON JOB NO. 53490-CONTROLACCESS-R6, PREPARED BY WINDROSE LAND SERVICES.

A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983, ALL DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999941672

ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.


LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



05-05-2021
DATE:

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,789.35'	12°48'40"	623.69'	N 51°23'56" E	622.39'
C2	2,789.35'	01°01'37"	50.00'	N 44°28'47" E	50.00'

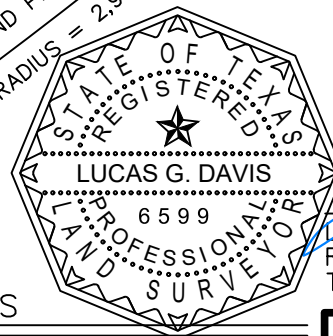
L. LENZE SURVEY, A-1406 HARRIS COUNTY, TEXAS

UNRESTRICTED RESERVE "A"
BOUDREAU 99, SEC 1
F.C. NO. 689455, H.C.M.R.
HMP GLENNLOCH LP
H.C.C.F. NO. RP-2018-523466
BOUNDARY LINE

CALLED 20.049 ACRES
A-S 147 GRAND PARKWAY-
GLENNLOCH FOREST L.P.
H.C.C.F. NO. RP-2018-523464
C1

**STATE HWY. 99
(GRAND PARKWAY)**
A RESTRICTED ACCESS HIGHWAY
R.O.W. VARIES

SH 99 (GRAND PARKWAY) BASELINE
RADIUS = 2,989.34'



NOTES

1. H.C.C.F. INDICATES HARRIS COUNTY CLERK'S FILE NUMBER.
2. H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
3. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ALL DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.999987
4. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

BEGINNING OF ACCESS
STA 3178+36.29
193.77' LT
C2
PROPOSED ACCESS LINE
END OF ACCESS
STA 3178+94.50
195.04' LT

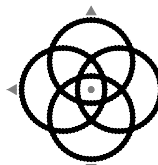
LEGEND

—	R.O.W.	RIGHT OF WAY
—	—	CENTER LINE
— —	— —	EXISTING RIGHT-OF-WAY/ CONTROL OF ACCESS
■	■	SET 5/8" IRON ROD WITH TXDOT ALUMINUM CAP, STAMPED "TXDOT ADL"
○	○	FOUND (AS INDICATED)

05-05-2021

DATE

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

PLAT SHOWING TRACT 208 AC

STATE HIGHWAY 99 (GRAND PARKWAY)
HARRIS COUNTY, TEXAS

AUGUST, 2020
ROW C.S.J.: 3510-06-006

SCALE: 1" = 100' PAGE 2 OF 2

